No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Ongoing	0-2 Years	2-7 Years	7-10 Years
3.0	**HOUSING**								
3.1	**Community Development**								
3.1.1	**Regional Housing Needs**								
3.1.1.A	Residential Sites Inventory. ~~Develop and~~ Implement computerized tracking to identify parcels that are included in the Residential Sites Inventory on a GIS mapping application designed for staff and public use. ~~(Completed)~~	H-1.1	PDS	A-1		X			
3.1.1.B	Project Review for Inventory Sites. ~~Revise and~~ Implement regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory ~~(Completed)~~.	H-1.1	PDS	A-1		X			
3.1.1.C	Zoning Ordinance Consistency with RHNA. Amend Zoning Ordinance for consistency with the General Plan Update and to meet the County's Regional Housing Needs Allocation (RHNA). Adoption of the amended Zoning Ordinance will be concurrent with the adoption of the General Plan Update and the updated Housing Element. ~~(Completed)~~	H-1.1	PDS	A-2		X			
3.1.1.D	Publicly-Available Sites Inventory. ~~Create a~~ Make the ~~publicly available~~ inventory of very low, low and moderate income residential sites (2,085 Very Low, 1,585 Low and 5,864 Moderate) ~~adequate publically available to accommodate the RHNA of 12,359 units (2,476 very low, 1,881 low, 2,336 moderate, and 5,666 above moderate income) for the 2005-2010 Housing Element cycle, as shown on Attachment 1. The adequate sites inventory will be available~~ on the County website and at the zoning counter. ~~(Inventory is on County Website)~~	H-1.1, H-6.6	PDS	A-1		X			~~H~~
3.1.1.E	Affordable Housing Component for Large Developments. Develop criteria for privately-initiated amendments to the General Plan for large scale developments to include an affordable housing component.	H-1.9	PDS	A-2				H	
3.1.1.F	Constraints to Development in Standards / Guidelines. Implement and annually assess development standards and design guidelines and modify, as appropriate, to remove constraints to the development of affordable housing.	H-5.1, H-5.4	PDS	A-1		X			
3.1.1.G	Zoning Ordinance Consistency with RHNA. Should the rezone, concurrent with the General Plan Update as outlined in Program 3.1.1.C, not be approved prior to the end of the Housing Element Planning Period then a necessary rezone program to address the shortfall of 1,183 low and very low income units will be conducted to meet the standards of Government Code 65583.2 (h). If the rezone does not occur with sufficient time for development to occur prior to the end of the Housing Cycle then pursuant to Government Code 65584.09 it will be accommodated in the next housing cycle.	H-1.1	PDS	A-3			2010 M		
3.1.1.H	RHNA Allocation for next HE Cycle. Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.	Required by State HE law.	PDS	A-2				H	

Program Implementation Categories

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No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Ongoing	0-2 Years	2-7 Years	7-10 Years
							Timeframe/Priority		
3.1.1.I	Housing Element Update. Review and revise goals and policies. Analyze success of HE implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated HE.	Required by State HE law.	PDS	A-3				H	
3.1.1.J	Residential Sites Inventory Analysis. Identify sites for the next Housing Element Sites Inventory that are available and suitable to provide housing opportunities to satisfy the County's RHNA allocation.	H-1.1	PDS	A-2				H	H
3.1.1.K	Residential Sites Inventory. Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next Housing Element cycle.	H-1.1	PDS	A-2				H	H
3.1.2	**Village Development**								
3.1.2.A	Transit Nodes. Work with transit agencies, SANDAG and developers to facilitate development within identified transit nodes.	H-1.3	PDS	A-2		X			
3.1.2.B	Transit Node Planning Principles. Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.	H-1.3	PDS	A-3				H	
3.1.2.C	Mixed Use Zoning. Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers. (See also measure 1.2.1.F Mixed Use Zone)	H-1.3, H-2.1	PDS	A-2			H		
3.1.2.D	Legislation for Workforce and Affordable Housing. Coordinate with the County's Office of Strategic and Intergovernmental Affairs (OSIA) to help improve the County's ability to obtain funding for workforce and affordable housing.	H-3.2, H-6.1	PDS OSIA	A-1		X			
3.1.2.E	Achievement of Maximum Density. Evaluate and determine if changes are necessary to the Zoning Ordinance to encourage the achievement of maximum density by permitting new residential development in Villages to utilize nearby public amenities rather than providing the same amenities on-site. Particular attention should be given to ensure necessary amenities are provided. No changes will occur if these assurances cannot be provided. Any revisions will be made with a rezone.	H-1.2	PDS	A-2				H	
3.1.2.F	Multi-family Housing Design Guidelines. Obtain funding and develop a set of design guidelines and development standards for duplex, triplex, and other forms of multi-family housing which create units compatible in scale, design and character with the surrounding neighborhood.	H-1.6, H-1.7, H-1.8, H-2.1	PDS	A-2				H	
3.1.2.G	Multi-family Housing on Lower Density Designated Lands. Evaluate and identify any necessary revisions to site zoning to permit appropriate types of multi-family housing on land designated at 7.3 dwelling units per acre when needed to achieve maximum yield or to facilitate the use of density bonus incentives. This will only be applied in appropriate places as specified by site zoning, and these requirements are not intended to remove requirements to conform to Land Use Map densities. Require coordination with the Community Planning Group to only accomplish these objectives where appropriate. Any multi-family housing provided must be consisted with Multi-family Housing Design Guidelines (see implementation measure 3.1.2.F).	H-1.6, H-1.7, H-1.8	PDS	A-2				H	

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No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Ongoing	0-2 Years	2-7 Years	7-10 Years
								Timeframe/Priority	
3.1.2.H	Amenities in Large Developments. Establish development standards and design guidelines for large developments to encourage amenities, such as tot lots, community facilities and the use of universal design features that accommodate both able-bodied and disabled individuals.	H-1.4, H-2.2	PDS	A-3				H	
3.1.2.I	Redevelopment Districts. Explore options that would support the County's redevelopment efforts by developing and managing redevelopment districts that could produce a stream of funds available for affordable housing construction and rehabilitation projects.	H-3.4, H-3.5, H-6.5	PDS	A-2				M	
3.1.2.J	Facilitating Revitalization. Explore opportunities to encourage development on underutilized sites and facilitate land assemblage for multi-family housing development. Programs could include, but are not limited to Redevelopment activities or zoning incentives.	H-3.4, H-3.5, H-6.5	PDS	A-2				M	
3.1.3	**Maximum Development Yield in Villages**								
3.1.3.A	80 Percent Gross Density. Evaluate and determine if changes are necessary to zoning on specific multi-family sites and/or to County ordinances as needed to permit development to achieve a minimum of 80 percent gross density on residential sites designated for 15 to 30 units per acre. Potential changes may include revisions to restrictions on maximum height, number of stories, or private open space requirements. Potential changes may also include the elimination of zoning-level density restrictions or alternatively, the use of a minimum density requirement in town centers as specified in community plans.	H-1.2, H-1.7, H-1.8	PDS	A-2			2010 H		
3.1.3.B	Multi-family Building Types. Evaluate and determine if changes are necessary to the Zoning Ordinance, as needed, to permit multi-family building types within all areas designated in the density range of 10.9 to 30 units per acre. This is not intended to apply to sites with a Residential Mobile Home (RMH) designation, which are given a building type A upon receiving RMH zoning (Zoning Ordinance section 6516). This building type only allows buildings per the use permit established under section 6500 and compliance with density regulations in section 4100.	H-1.6, H-1.7, H-1.8	PDS	A-2			2010 H		
3.1.3.C	Smaller Single-family Lots. Evaluate the site zoning to determine if rezoning is necessary to permit smaller single-family lots within Village categories in appropriate communities through coordination with community planning groups.	H-1.6, H-1.7, H-1.8	PDS	A-2			2010 H		
3.1.4	**Efficient Development Patterns**								
3.1.4.A	Decouple Minimum Lot Size from Density. [PROGRAM COMPLETED] ~~Revise the Zoning Ordinance to eliminate the connection between lot size, building type, and density, which will permit smaller lots when allowed by the Zoning Ordinance and applicable Community Plan. Zoning changes will be coordinated through community planning groups.~~	~~H-1.2~~	~~PDS~~	~~A-2~~			~~2010 H~~		
3.1.4.B	Maximum Planned Yield. Prepare a process and procedures that allow developers to achieve maximum planned yield while preserving environmental resources. This process will be coordinated through community planning and sponsor groups. (Refer to the Conservation Subdivision Program, measure 5.1.2.D.)	H-2.3	PDS	A-2			2010 H		

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No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Ongoing	0-2 Years	2-7 Years	7-10 Years
						Timeframe/Priority			
3.1.4.C	Design Guidelines in Semi-Rural and Rural Lands. Implement the ~~Facilitate compact development patterns and smaller lots by establishing a set of~~ minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands to facilitate compact development patterns and smaller lots.	LU-6.3, LU-6.4, LU-6.6, LU-10.2, H-2.3	PDS	A-~~2~~1		X	~~2010 M~~		
3.1.5	Second Unit and Accessory Apartments								
3.1.5.A	Second Unit Construction. Publicize the permitting process and requirements for second unit construction through information made available on the County website and at the zoning counter with the goal of achieving an average of 50 second units per year. ~~(Changes in the permitting process were instituted April 2009.)~~	H-3.7, H-6.6	PDS	A-~~2~~1		X			
3.1.5.B	Streamline Approval of Second or Accessory Units. Implement revised permitting procedures that streamline the process to approve second or accessory units. ~~(Revisions completed April 2009)~~	H-3.7	PDS	A-~~2~~1		X	~~2010 H~~		
3.1.5.C	Encouraging Second and Accessory Units. Implement Zoning Ordinance section 6156.x Second Dwelling Unit, which was revised to facilitate second and accessory units.	H-3.7	PDS	A-1		X			
3.1.6	Mobile and Manufactured Homes								
3.1.6.A	Mobile/Manufactured Homes. Implement procedures ~~to~~ that offer mobile/manufactured homes as a by-right use with a goal of permitting an average of 50 mobile and manufactured units per year.	H-3.7	PDS DEH	A-1		X			
3.1.6.B	Mobile Home Park Lots. To preserve affordable housing opportunities, revise the Zoning Ordinance to include conditions that will permit existing, legally created mobile home parks to be converted to condominium lots ~~into~~ individual mobile home park lots even if the lots do not conform to the minimum lot size requirement per Zoning Ordinance. These changes would bring the County into compliance with State law to remove occupancy restrictions so that residents can become permanent owners.	H-3.7	PDS DEH	A-2			2010 H		
3.1.6.C	Mobile Home Park. Review time restrictions on Special Occupancy Permits (Mobile Home Parks), as requested, to allow for increased or removed time restrictions when processing major use permits.	H-3.7	PDS DEH	A-1		X			
3.1.7	Energy Conservation								
3.1.7.A	Energy Efficiency Improvements. Encourage weatherization improvements and installation of energy efficient systems through assistance programs such as the Single-Family Home Repair Loan Program and Multi-Family Rehabilitation Program.	H-5.1	County HCD	A-1		X			
3.1.7.B	Energy Conservation Features. Encourage use of energy conservation features through the HOME- and CDBG-funded residential rehabilitation and development programs.	H-5.1	County HCD	A-1		X			
3.1.7.C	Build Green Program. Offer reduced plan check times and plan check and building permit fees for projects that use resource efficient construction materials, water conservation measures and energy efficiency in new and remodeled residential and commercial buildings. (Build Green Program)	H-5.1, H-5.2	PDS	A-1		X			
3.1.7.D	Landscape Design Standards. Implement the revised Landscape Ordinance that established landscape design standards for property owners to conserve water.	H-5.1	PDS	A-1		X			

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No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Ongoing	0-2 Years	2-7 Years	7-10 Years
3.1.7.E	Low Impact Development Standards. Implement the revised low impact development standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.	H-5.1	PDS	A-1	X	X			
3.1.7.F	SDG&E Conservation Programs. Support San Diego Gas and Electric conservation programs by providing a link to program information on the County's website and maintaining an informational display in the ~~DPLU~~ PDS Lobby.	H-6.6	PDS	A-1		X			
3.1.7.G	Renewable Energy Systems. Support the installation of photovoltaic/solar electric and solar water heating systems on new construction through incentives and improving regulations.	H-5.1	PDS	A-2	X	X			
3.1.7.H	Water Conservation. Amend existing regulations to further promote water conservation. [See also *Section 5.2.2 Conservation of Water Resources*]	H-5.1	PDS	A-2	X			2010 H	
3.2	**Lower-Income Housing Development**								
3.2.1	Density Bonus Incentives								
3.2.1.A	Density Bonus for Senior Housing. Modify and implement density bonus provisions to provide additional incentives and concessions for senior housing developments that include amenities and are located in Village areas and, more specifically, Transit Nodes.	H-1.5, H-3.3	PDS	A-1		X			
3.2.1.B	Density Bonus Incentives. Publicize density bonus incentives to developers with the objective of creating 100 affordable units by 2010.	H-6.6	PDS	A-2			2010 H		
3.2.1.C	Review of Density Bonus Provisions. Review local density bonus provisions on an annual basis for State compliance.	H-3.3	PDS	A-2			2010 M		
3.2.2	Affordable Housing Resources								
3.2.2.A	State and Federal funding Opportunities. Explore funding opportunities available at the state and federal levels.	H-3.1	County HCD	A-1		X			
3.2.2.B	Additional Funding Opportunities. Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	H-3.1	County HCD	A-1		X			
3.2.2.C	Inventory of Surplus Sites. Coordinate with the DGS Real Estate Services Division to update and maintain an inventory of surplus sites suitable for affordable housing development.	H-1.1	PDS DGS	A-1		X			
3.2.2.D	Annual Evaluation of Surplus Sites. Annually evaluate the feasibility of using some of the surplus County sites for affordable housing.	H-1.1, H-6.4	DGS	A-2		X			
3.2.2.E	Bond Funding for New Infrastructure. Assist affordable housing developers seeking bond funding for the provision of new infrastructure in areas planned for higher density development	H-3.1, H-3.2	PDS County HCD	A-2				M	
3.2.3	Rental Assistance								
3.2.3.A	Housing Choice Vouchers. Continue to provide Housing Choice Vouchers to 2,000 extremely low- and very low-income households. These vouchers are not restricted to specific jurisdictions.	H-4.1	County HCD	A-1		X			
3.2.3.B	Tenant Based Rental Assistance (TBRA) Continue to provide TBRA to 45 extremely low- and very low-income households in the unincorporated area.	H-4.1	County HCD	A-1		X			

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						Ongoing	0-2 Years	2-7 Years	7-10 Years
3.2.3.C	<u>Outreach Programs for Voucher Acceptance</u>. Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	H-3.2	County HCD	A-1		X			
3.2.4	**Mortgage Credit Certificates**								
3.2.4.A	<u>Mortgage Credit Certificate Goal</u>. Provide 100 MCCs to lower- and moderate-income households between 2005 and 2010 in the unincorporated area.	H-4.1	County HCD	A-1		X			
3.2.5	**Down Payment and Closing Cost Assistance**								
3.2.5.A	<u>Homebuyer Education Courses</u>. Provide first-time homebuyer education courses and counseling sessions for lower-income residents.	H-3.2	County HCD	A-1		X			
3.2.5.B	<u>Household Assistance Goal</u>. Assist 50 – 75 lower-income households between 2005 and 2010 in the unincorporated area.	H-3.2	County HCD	A-1		X			
3.2.6	**Housing Resources Directory**								
3.2.6.A	<u>Housing Resources Directory Update</u>. Update directory at least biannually.	H-6.6	County HCD	A-1		X			
3.3	**Special Needs Housing**								
3.3.1	**Shared Housing**								
3.3.1.A	<u>Shared Housing Programs</u>. Coordinate with social services groups interested in providing shared housing programs. ~~Implement procedures to offer the shared housing programs.~~	H-3.7	County HCD	A-1		X			
3.3.1.B	<u>Shared Housing Program Outreach</u>. REMOVED DUE TO A LOSS IN FUNDING ~~Increase outreach and promotion of the shared housing programs with the objective of matching 100 households between 2005 and 2010 in the unincorporated area.~~	~~H-6.6~~	~~County HCD~~	~~A-1~~		~~X~~			
3.3.2	**Continuum of Care for the Homeless**								
3.3.2.A	Continuum of Care ~~Supportive Housing~~ Program Funding. Apply annually, through the Regional Continuum of Care, for funding under the ~~Supportive Housing Program (SHP)~~ Continuum of Care (COC) to preserve and pursue new resources to increase the number of beds for homeless persons. It is anticipated that approximately 500 shelter beds will be funded in the unincorporated area.	H-3.6	County HCD	A-1		X			
3.3.3	**Farm Worker Housing**								
3.3.3.A	<u>Fee Waivers</u>. Implement procedures to offer fee waivers for farm worker housing projects.	H-3.6	PDS County HCD	A-1		X			
3.3.3.B	<u>Farm worker Housing Outreach</u>. Distribute farm worker housing information to the public through brochures and the County website. ~~(In Process)~~	H-6.6	PDS County HCD	A-1		X			

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No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Ongoing	0-2 Years	2-7 Years	7-10 Years
						Timeframe/Priority			
3.3.3.C	Permit Process Streamlining. ~~Streamline and~~ Implement streamlined permit process procedures for farm worker housing with a goal of permitting six farmworker housing units per year. The streamlined procedures include~~ing~~ identifying a single point of contact to respond to farm worker housing inquires and ~~Revise and implement~~ Zoning Ordinance revisions to incorporate provisions which allows farmworker housing with limited occupancy in specified zones "by right". ~~Include the goal of achieving six farmworker housing units per year.~~	H-3.6	PDS County HCD	A-1		X			
3.3.4	Development Standards for Housing for Seniors and Persons with Disabilities								
3.3.4.A	Universal Design Principles. Prepare an informational brochure on universal design principles and features and make the brochure available to the public.	H-3.6, H-2.7	PDS	A-3			2010 H		
3.3.4.B	Senior and Disabled-Person Housing. Review and, if necessary, revise development standards, incentives, and permitting requirements to better facilitate housing for seniors and persons with disabilities.	H-1.5, H-3.6	PDS	A-2			2010 M		
3.3.4.C	Parking for Senior and Disabled-Person Housing. When updating the Zoning Ordinance, review and revise parking regulations for senior housing and affordable housing, utilizing data from studies conducted for these groups.	H-1.5, H-3.6	PDS	A-3				H	
3.4	Housing Preservation								
3.4.1	Preservation of At-Risk Housing								
3.4.1.A	At-Risk Housing Projects. On an annual basis, update the status of at-risk housing projects assisted by the County HCD.	H-4.1, H-4.2	County HCD	A-2			2010 H		
3.4.1.B	Nonprofit Housing Organizations. Identify and create a roster of nonprofit housing organizations that may be interested in preserving at-risk housing projects.	H-4.1, H-4.2	County HCD	A-1		X			
3.4.1.C	Funding for At-Risk Housing. Pursue funding from state and federal programs to assist in preserving at-risk housing.	H-4.1, H-4.2	County HCD	A-1		X			
3.4.2	Single-Family Residential Rehabilitation								
3.4.2.A	Single-Family Housing Upgrade Goal. Preserve and upgrade 250 single-family units and mobile homes between 2005 and 2010 in the unincorporated County.	H-3.7, H-4.1	County HCD	A-1		X			
3.4.3	Multi-Family Residential Rehabilitation								
3.4.3.A	Multi-Family Housing Upgrade Goal. Preserve and upgrade 300 multi-family units between 2005 and 2010 in the unincorporated County.	H-3.7, H-4.1	County HCD	A-1		X			
3.4.4	Neighborhood Cleanup and Revitalization								
3.4.4.A	Neighborhood Cleanup Programs. Sponsor five neighborhood cleanup programs between 2005 and 2010 in the unincorporated County.	H-4.1	County HCD	A-1		X			
3.4.4.B	Neighborhood Committee Meetings. Facilitate 10 – 12 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	H-4.1, H-6.6	County HCD	A-1		X			

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						Timeframe/Priority			
3.4.5	Reasonable Accommodation								
3.4.5.A	Variances for Special Needs Housing. Amend the findings required by the Variance Procedure in the Zoning Ordinance to accommodate reasonable requests related to the special needs of persons with disabilities.	H-3.6	PDS	A-2			2010 M		
3.4.5.B	Reasonable Accommodation. Make information on reasonable accommodation available to the public.	H-6.6	PDS	A-1		X			
3.4.6	Emergency Shelters and Transitional Housing								
3.4.6.A	Emergency Shelters. Amend and implement the Zoning Ordinance to address the provision of emergency shelters and establish zones where they are allowed by right in the Use Regulations M50, M54 and M58. By right is defined as not requiring a conditional use permit, a planned unit development permit, or any other discretionary review that would constitute a "project" for the purposes of Division 13 of the Public Resources Code.	H-3.7	PDS	A-1		X			
3.4.6.B	Definition in Zoning Ordinance. Update and implement Administrative List (Zoning Ordinance) to define Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units. Transitional and Supportive Housing are defined as residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone.	H-3.6, H-3.7, H-6.6	PDS	A-1		X			
3.4.6.C	Outreach Materials. Prepare and distribute a brochure that summarizes the Zoning provisions for various types of housing (e.g. supportive housing, transitional housing, emergency shelters, and single room occupancy units).	H-3.6, H-3.7, H-6.6	PDS	A-2			2010 H		
3.4.7	Expedited Processing								
3.4.7.A	Affordable Housing Projects. Implement procedures to expedite the processing of affordable housing projects to reduce the holding costs associated with development.	H-5.2	PDS	A-1		X			
3.4.7.B	Customer Service. Implement procedures to emphasize customer service for discretionary project applicants, using methods such as minimum response times, project managers, and pre-application meetings.	H-5.2	PDS	A-1		X			
3.4.7.C	Permit Streamlining Act. Periodically review the County's permit processing procedures to ensure compliance with the Permit Streamlining Act.	H-5.1	PDS	A-1		X			
3.4.7.D	Water and Sewer Purveyors. Work with water and sewer purveyors to assure that affordable housing projects are given priority.	H-5.4	PDS	A-1		X			
3.4.7.E	Residential Permitting Process. Implement changes to the residential permitting process identified in the Business Process Reengineering (BPR) study, which include improvements to the environmental review process.	H-5.1, H-5.2	PDS	A-1		X			
3.4.7.F	Infill Development. Provide clear guidance on CEQA requirements for infill development.	H-5.1, H-5.2	PDS	A-2			2010 M		

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						Timeframe/Priority			
3.4.7.G	Streamline Regulations. Collaborate with building industry representatives and when appropriate revise regulations to be less costly and onerous. Collaborations are held in monthly meetings with two industry groups, the Industry Advisory group and the Building Advisory Group. As issues are raised they are addressed as quickly as possible.	H-5.1, H-5.2	PDS	A-1		X			
3.4.8	Housing Stock Conditions								
3.4.8.A	Housing Stock Conditions. Conduct a review of locations in the County that have older housing stock, including consideration of current and future programs for rehabilitation.	H-4.1, H-4.2	PDS and/or County HCD	A-3			2010 M		
3.5	**Community Outreach**								
3.5.1	Public Outreach								
3.5.1.A	Public Education Programs. Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for ~~, misconceptions about,~~ and benefits of affordable housing.	H-6.6	PDS and/or County HCD	A-1		X			
3.5.1.B	Notification of Funding Opportunities. Notify nonprofit developers when funding is available.	H-6.6	PDS and/or County HCD	A-1		X			
3.5.1.C	Community Workshops. Conduct community workshops every two to three years to solicit input regarding affordable housing needs and other housing concerns.	H-6.6	County HCD PDS	A-1		X			
3.5.1.D	Emergency/Disaster Preparedness. Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	S-1.5	County OES	A-1		X			
3.5.2	Fair Housing Services								
3.5.2.A	Fair Housing Resources Board. Participate in the Fair Housing Resources Board to coordinate regional solutions to fair housing issues.	H-3.8	County HCD NCL, CSA, SBCS	A-1		X			
3.5.2.B	Annual Funding Allocation. Annually allocate funding to support fair housing and tenant/landlord services.	H-3.8	County HCD NCL, CSA, SBCS	A-1		X			
3.5.2.C	Information Displays. Prominently display information on fair housing rights and services at the County's public service counters and website.	H-3.8, H-6.1	County HCD NCL, CSA, SBCS	A-1		X			
3.5.2.D	Regional Analysis Update. Participate in the Regional Analysis of Impediments to Fair Housing Choice update due 2010.	H-3.8, H-6.1	County HCD NCL, CSA, SBCS	A-1		X			
3.5.3	Coordination and Implementation								
3.5.3.A	Housing Coordinator. Provide a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies. (Program Completed and Ongoing)	H-5.3, H-6.1	PDS	A-1		X			

Program Implementation Categories
A-1 = Current/No change; A-2 = Change/No additional resources; A-3 = Change/Additional resources; B-1 = New/No additional resources; B-2 = Additional resources

No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Ongoing	0-2 Years	2-7 Years	7-10 Years
3.5.3.B	Interdepartmental Efforts. Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	H-6.1, H-1.2	PDS	A-2			2010 H		
3.5.4	**Implementation Progress Monitoring**								
3.5.4.A	Annual Report to State HCD. Prepare annual report to State HCD on the implementation of the Housing Element.	H-6.2	PDS County HCD	A-2			2010 H		
3.5.4.B	Review Land Use Issues. Meet with County HCD at least once a year to review land use issues that affected the production of affordable housing during the prior year.	H-6.2	PDS County HCD	A-2			2010 H		
3.5.4.C	Tracking and Reporting System. Develop a tracking and reporting system to facilitate preparation of the annual report to State HCD.	H-6.2	PDS County HCD	A-2			2010 H		
3.5.4.D	Computerized Monitoring System. ~~Develop a~~ Implement the Accela computerized monitoring system to track the use of residential land and to determine whether a proposed development will affect the County's inventory of potential sites for affordable housing. ~~(In Process)~~	H-6.2	PDS County HCD	A-~~2~~1		X	~~2010 H~~		
3.5.4.E	Building Permit Tracking System. ~~Modify~~ Implement the building permit tracking system (~~KIVA~~Accela) to allow for tracking of condominium conversion and housing construction by type~~, tenure, and potential affordability~~. ~~(In Process)~~	H-6.2	PDS County HCD	A-~~2~~1		X	~~2010 H~~		
3.5.4.F	Data Collection Systems. Use the ~~DPLU~~ PDS data collection systems, as needed, to facilitate the production of data needed for the annual report and the Housing Element.	H-6.2	PDS County HCD	A-1		X			
3.5.4.G	Review of Design Guidelines. Housing Coordinator will review design guidelines for consistency with the Housing Element.	H-6.1	PDS	A-2			2010 H		
3.5.5	**Provision of Sewer and Water for Affordable Housing**								
3.5.5.A	Information on Sites. Provide copies of the General Plan, including information on sites used to meet the County's lower-income housing allocation, to all water and sewer districts that may be required to provide service to developments within the unincorporated area.	H-6.6	PDS	A-2			2010 H		
3.5.6	**Support Improvements to Fire Protection Capacity**								
3.5.6.A	Ignition-Resistive Construction Standards. Review and, if appropriate, strengthen the County Building Code and Fire Code to incorporate ignition-resistive construction standards and to minimize structural loss during wildfire events.	H-5.3	PDS	A-2			2010 H		
3.5.6.B	General Plan Distribution. COMPLETE. ~~The County will provide copies of the General Plan to all fire protection districts that may be required to provide service to developments within the unincorporated~~	~~H-6.6~~	~~PDS~~	~~A-2~~			~~2010 H~~		
3.5.6.C	Fire Suppression Upgrades. The County will actively support appropriate upgrades to fire suppression equipment and procedures that enable the protection of multi-story buildings within Village areas.	H-5.3	PDS	A-1		X			

Program Implementation Categories
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No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years
3.5.7	Future Legislation								
3.5.7.A	Housing Legislation Revision. Work with SANDAG and the state to revise current housing legislation that treats the unincorporated area of San Diego County as equivalent to the incorporated jurisdictions.	H-6.3	PDS OSIA	A-1		X			
~~3.5.7.B~~	~~Funding for Workforce and Affordable Housing. Coordinate with the County's Office of Strategic and Intergovernmental Affairs (OSIA) to help improve the County's ability to obtain funding for workforce and affordable housing.~~	~~H-6.1~~	~~PDS OSIA~~	~~A-1~~		~~X~~			
3.5.7.B	Funding for Workforce and Affordable Housing. [See *Program 3.1.2.D. Legislation for Workforce and Affordable Housing*]								
3.5.8	Training and Procedures for Staff								
3.5.8.A	Staff Training. Conduct staff training bi-annually on the Housing Element requirements and County offerings	H-6.6	PDS County HCD	A-2			2010 H		
3.5.8.B	Planning Commission Workshops. Conduct workshop with the Planning Commission on Housing Element policies and programs.	H-6.6	PDS County HCD	A-2			2010 H		

LEGEND

Program Implementation Categories :
A-1—Current Program / No Change
A-2—Current Program / Change / Additional resources NOT required
A-3—Current Program / Change / Additional resources required
B-1—New Program / Additional resources NOT required
B-2—New Program / Additional resources required

Priority *(Used only for Implementation Measures under Housing)* :
H—High
M—Medium
L—Low

County Department Abbreviations :
APCD—Air Pollution Control District
DAWM—Agriculture, Weights and Measures
DEH—Environmental Health
DFHA—Farm and Home Advisor
DGS—General Services
DPR—Parks and Recreation
DPW—Public Works
HCD—Housing and Community Development
PDS--- Planning and Development Services

Outside Agency Abbreviations :
CSA—Center for Social Advocacy

Program Implementation Categories
A-1 = Current/No change; A-2 = Change/No additional resources; A-3 = Change/Additional resources; B-1 = New/No additional resources; B-2 = Additional resources

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